

FOR LEASE



3720 W 1ST AVENUE - EUGENE, OR 97402

INDUSTRIAL FLEX SPACE

- 3,200 SQUARE FEET
- GRADE-LEVEL LOADING WITH OFFICE BUILDOUT
- HIGH-VISIBILITY FRONTAGE ON WEST 1ST AVENUE
- STRATEGIC LOCATION WITH IMMEDIATE ACCESS TO BELTLINE & I-5
- **AVAILABLE JULY 2026 | \$0.75/SF NNN**



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Licensed in the State of Oregon

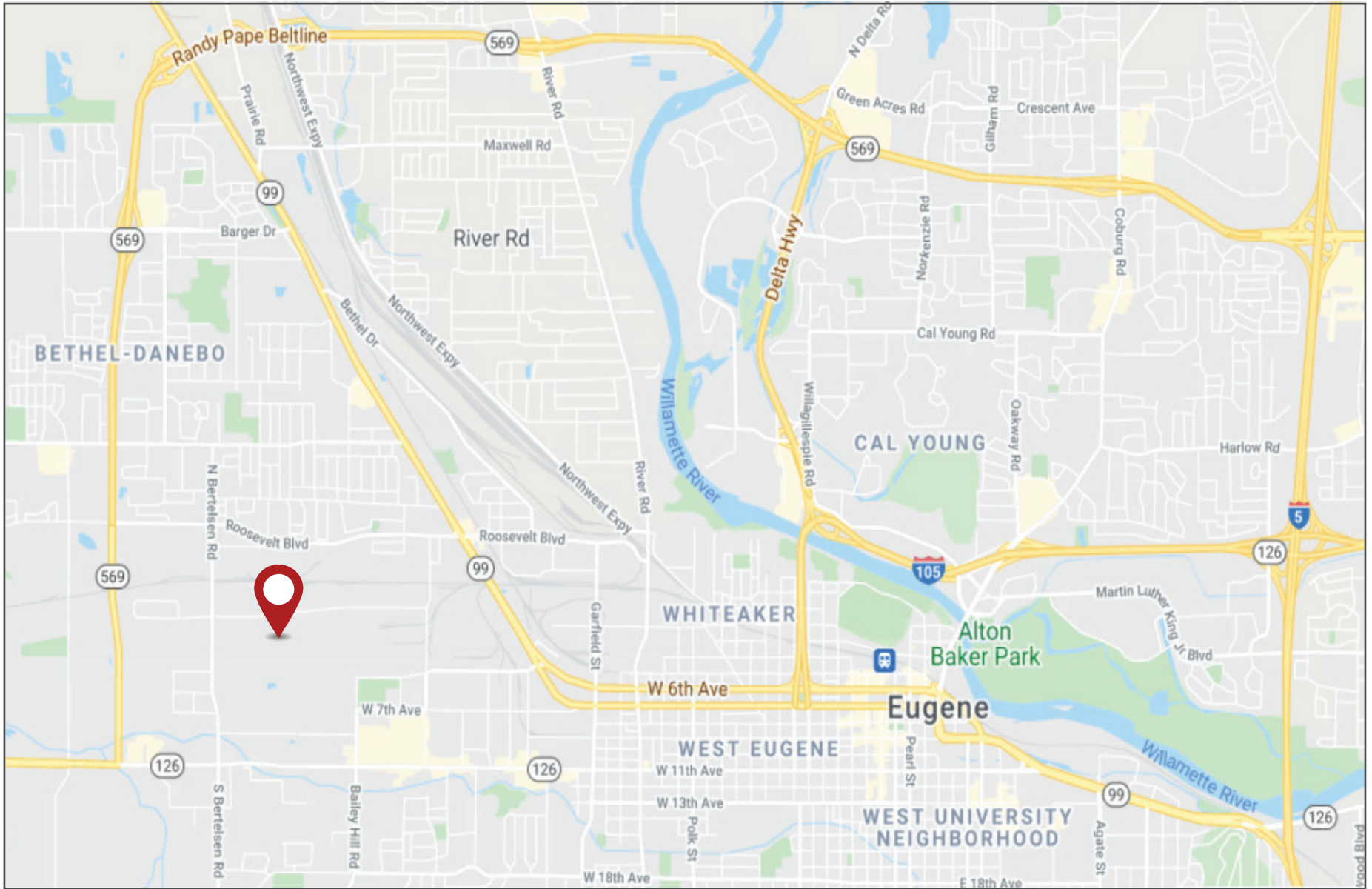
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INTERIOR SPACE PHOTOS



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

PROPERTY LOCATION MAP



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